

**CHADDS FORD TOWNSHIP
PLANNING COMMISSION**

May 12, 2004

MINUTES

The Planning Commission of Chadds Ford Township met in the Township Hall on Wednesday, May 12, 2004. Present were Chairman William J. Taylor, Vice-Chairman Maurice Todd, members Fred Reiter and Paul Vernon. Also in attendance were James C. Kelly, PE, PLS, Township Engineer and Maryann D. Furlong, Planning Commission Secretary. Member M. Gordon Daniels was not in attendance. Mr. Taylor announced that he had recently suffered a detached retina and asked Mr. Todd to chair the meeting.

CALL TO ORDER

Mr. Todd called the meeting was called to order at 7:40 PM.

APPROVAL OF MINUTES OF March 10, 2004

Upon motion and second (Vernon, Reiter), the minutes of the April 14, 2004 Planning Commission meeting were unanimously approved.

PUBLIC COMMENT

There was no public comment offered.

PROPOSED ORDINANCE REVIEWS

BUILDING CODE OF CHADDS FORD TOWNSHIP

Mr. Todd asked for Mr. Kelly's input regarding the proposed ordinance to revise the Chadds Ford Township Building Code pursuant to the Pennsylvania Uniform Construction Code. Mr. Kelly discussed the parameters of the UCC and its similarity to the BOCA Code. Commission members reviewed aspects as related to current practices in Chadds Ford and whether or not the local code can be more restrictive than the UCC. Mr. Reiter questioned whether the proposed ordinance covers one and two family dwellings. Mr. Kelly responded that it was his opinion that the proposal did not affect current coverage of those dwellings by Labor and Industry standards.

After further discussion, Commission members decided to table any recommendation of the proposed ordinance until their June meeting, to

allow for comments from the Township Building Inspector and Township Engineer.

BRANDYWINE DRIVE PARKING RESTRICTION ORDINANCE

Planning Commission members reviewed a draft of the proposed ordinance. Mr. Taylor questioned Mr. Kelly as to what the penalties would be imposed for violations. Mr. Kelly responded that it would be up to the State Police to enforce the no parking ordinance and fines would be regulated by the Commonwealth.

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MOTION TO RECOMMEND APPROVAL OF BRANDYWINE DRIVE PARKING RESTRICTIONS

Upon motion and second (Reiter, Vernon), Planning Commission members recommended adoption of the proposed ordinance, establishing parking restrictions on Brandywine Drive.

PROPOSED SEWER ORDINANCE

After a brief review of both the draft ordinance and existing Township ordinances, Planning Commission members decided to wait for direction from the Board of Supervisors as to whether or not a review will be necessary.

ROUTE ONE FEASIBILITY STUDY UPDATE

Planning Commission members discussed the drafting of ordinances to effectuate the land planning provisions of Alternate II of the Baltimore Pike study as prepared by Spotts, Stevens and McCoy.

MOTION TO RECOMMEND SSM STUDY AS AMENDMENT TO COMPREHENSIVE PLAN

Upon motion and second (Vernon, Reiter), members of the Planning

Commission recommended to the Board of Supervisors that the Township adopt Alternate II of the Spotts, Stevens and McCoy Baltimore Pike Feasibility Study as an amendment to the Township's Comprehensive Plan.

STONEBROOK I and II

Revised copies of plans for both Stonebrook I and II had just been submitted on May 12, 2004, and copies were distributed to Commission members. Mr. Reiter questioned whether or not a subdivision application had been submitted on a portion of land involved in the Stonebrook II application. To date, an additional application had not been filed. Mr. Kelly reported that he had met with the applicant regarding the roadway and discussed various issues with Commission members.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:05 PM.

Respectfully submitted,

MARYANN D. FURLONG
Planning Commission Secretary